

LOCATION MAP

N.T.S.

MPLD # 06-04-001

APPROVED: *[Signature]*

Date: 11/9/07

Ordinance # 2006-06-08-0701

TABLE OF LAND USES	
RESIDENTIAL	1,400 DWELLINGS
COMMERCIAL/RETAIL	70,000 SF
OFFICE	220,000 SF
HOTEL	200 ROOMS

ACREAGE TABLE	
COMMERCIAL-HOTEL/RETAIL	11 ACRES
COMMERCIAL-OFFICE/RETAIL	13 ACRES
COMMERCIAL-RESTAURANT/RETAIL	16 ACRES
MIXED USE-RESIDENTIAL/RETAIL/RESTURANT/OFFICE	22 ACRES
RESIDENTIAL-MULTI-FAMILY HIGH DENSITY	24 ACRES
RESIDENTIAL-SINGLE FAMILY	5.5 ACRES
PUBLIC PARK	2.5 ACRES
OPEN SPACE	16 ACRES

PROPERTY BOUNDARY CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	4833.75	053°37'	S 29°26'45" E	72.27'	72.27'
C2	4388.75	14°03'00"	S 22°52'03" E	1073.51'	1076.20'
C3	1000.00	36°05'59"	N 86°21'23" W	619.69'	630.06'
C4	1157.00	31°07'39"	N 37°15'26" E	620.87'	628.57'
C5	1217.00	31°07'39"	N 37°15'27" E	653.07'	661.17'
C6	370.00	38°16'09"	S 33°41'12" W	242.56'	247.13'
C7	15.00	33°39'47"	S 29°31'56" E	20.87'	23.08'
C8	1393.00	88°10'07"	N 75°26'52" W	89.04'	89.06'
C9	15.00	88°10'07"	N 89°38'11" E	20.87'	23.08'
C10	430.00	38°26'47"	N 33°46'31" E	283.15'	288.54'
C11	1157.00	31°07'39"	N 37°15'27" E	620.87'	628.57'

LEGEND

PROPERTY LINE/ MDP LIMITS	—————
LOT LINE/PHASE LINE	—————
EXISTING EASEMENT	- - - - -
EXISTING CONTOUR	- - - - -
STREET CENTERLINE	—————
RECHARGE ZONE	—————
FLOODPLAIN LIMITS (SEE NOTE 6)	- - - - -

ABBREVIATIONS

AC.	ACRE
ESM'T	EASEMENT
N.C.B.	NEW CITY BLOCK
N.A.D.	NORTH AMERICAN DATUM
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
MDP	MASTER DEVELOPMENT PLAN
N	NORTH/NORTHING
E	EAST/EASTING

ADJACENT PROPERTY OWNERS

- CAMP BULLIS LTD
6929 CAMP BULLIS RD
SAN ANTONIO, TX 78256-2334
- LA CANTERA DEV CO
USAA BLDG D3E
9830 COLONNADE BLVD STE 600
SAN ANTONIO, TX 78288-0002
- TREAT, KENNETH C & TERESA F
19302 ASHTON OAKS
SAN ANTONIO, TX 78256-2352
0.74 AC., N.C.B. 34725E, BLOCK 16, LOT 23
- ABELOW, BRIAN P & RACHELLE R
6423 BUFFALO HILLS
SAN ANTONIO, TX 78256-2327
0.24 AC., N.C.B. 34725E, BLOCK 13, LOT 14
- ZITLIN, MARK R & VIVIAN J HALEY
6419 BUFFALO HILLS
SAN ANTONIO, TX 78256-2327
0.22 AC., N.C.B. 34725E, BLOCK 13, LOT 15
- ALVAREZ, IGNACIO
6415 BUFFALO HILLS
SAN ANTONIO, TX 78256-2327
0.25 AC., N.C.B. 34725E, BLOCK 13, LOT 16
- MCMAHON, RONALD E & MARGRIT L
6422 SINGING FOREST
SAN ANTONIO, TX 78256-2325
0.23 AC., N.C.B. 34725E, BLOCK 14, LOT 1
- ESTRADA, HERIBERTO & ROSEMARY M
6426 SINGING FOREST
SAN ANTONIO, TX 78256-2325
0.19 AC., N.C.B. 34725E, BLOCK 14, LOT 2
- MINA ABRAHAM & MARY C SANCHEZ
1073 O FARREL CT
SALINAS CA 93907
0.23 AC., N.C.B. 34725E, BLOCK 15, LOT 6
- STEINHAEUER, WILLIAM D
6503 SINGING FOREST
SAN ANTONIO, TX 78256-2326
0.19 AC., N.C.B. 34725E, BLOCK 15, LOT E IRR
- CROWNRISE OF TEXAS
OWNERS ASSOCIATION INC
1600 NE LOOP 410 STE 202
SAN ANTONIO, TX 78209-1613
- LA CANTERA DEV CO
9830 COLONNADE BLVD STE 600
SAN ANTONIO, TX 78230-2209
- FIESTA TEXAS THEME PARK LTD
% PROPERTY TAX SERVICE CO
PO BOX 543185
DALLAS, TX 75354-3185

PROJECT INFORMATION

OWNER/DEVELOPER: WERELDHAVE USA-SAN ANTONIO LP
THE CENTRE AT PURCHASE
4 MANHATTANVILLE ROAD, 2ND FLOOR
PURCHASE, NY 10577
TEL (914) 694-5900
FAX (914) 694-4642

ASSOCIATED PLANS: WERELDHAVE USA DEVELOPMENT PLAT NO.070160

ZONING: MPD, MPD ERZD, MPD GC-1, MPD ERZD GC-1

PHASING: 1 LOT DEVELOPED AS 2 PHASES

SCHEDULING: MARKET-DRIVEN; PHASES MAY BE CONSTRUCTED SIMULTANEOUSLY

TOTAL AREA: 121.29 ACRES

MAPPING NOTES

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- N.A.D.83 GRID COORDINATES DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D.#AY1808) N:13731522.2197 E:2140520.8364 OBLATE, 1953 (P.I.D.#AY1961) N:13731295.2612 E:2127038.6019 BITTERS, 1953 (P.I.D.#AY0072) N:13756584.2756 E:2129377.7379
- DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.
- THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

GENERAL NOTES

- INTERNAL STREETS WITHIN THESE MDP LIMITS ARE PRIVATE
- THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
- WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
- SIDEWALKS TO BE INSTALLED PER UDC SECTION 35-506 (Q)
- FLOODPLAIN SHOWN IS EXISTING 100-YEAR FLOOD FROM FEMA FLOODPLAIN MAP NO. 48029C0251F REVISED JANUARY 4, 2002.

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

WERELDHAVE USA DEVELOPMENT (MPCD) MASTER PLANNED COMMUNITY DISTRICT

A 121.29 ACRE TRACT BEING ALL OF A 119.204 ACRE TRACT OF LAND AND A 1.925 ACRE ACCESS EASEMENT CONVEYED TO WERELDHAVE USA-SAN ANTONIO, L.P. BY DEED WITHOUT WARRANTY RECORDED IN VOLUME 11861, PAGES 1935-1943 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

MPCD PLAN NO: _____

DATE: OCT. 31, 2007

JOB NO. 6271-02



City of San Antonio

Department of Development Services

November 9, 2007

Frank Corey
Pape-Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Wereldhave USA Development

MPCD # 06-04-001

Dear Mr. Corey,

The City Staff Development Review Committee has reviewed Wereldhave USA Development Master Planned Community District Plan **MPCD # 06-04-001**. The MPCD was accepted by San Antonio City Council on June 8, 2006 by Ordinance# 2006-06-08-0701. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and right-of-way issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

Development of the property within the MPCD District shall be in accordance with the MPCD site plan that is provided however, rezoning shall not be required for the approval of a minor change to the MPCD site plan as defined in UDC section 35-345.

All provisions of Chapter 35 except those expressly amended by Ordinance# 2006-06-08-0701 shall remain in full force and effect including the penalties for violations as made and provided for in UDC section 35-491.

Development Services Department – Traffic Impact Analysis & Streets indicate the following requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of Wereldhave USA Development MPCD, at no cost to the City of San Antonio:

- Driveway throat lengths shall comply with UDC 35-506, table 506-7 requirements.
- Construct driveway throat lengths as indicated on the site plans, to facilitate the safe and efficient flow of traffic.
- All commercial driveways for this project shall comply with UDC section 35-506(r) *Access and Driveways*.

Cliff Morton Development and Business Services Center, 1901 South Alamo Street
P.O. Box 839966, San Antonio, TX 78283-3966, (210) 207-0121

- All access driveways shall provide clear sight distance along IH 10 Frontage Road to provide adequate obstruction free viewing distance for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing right turn deceleration lanes with storage lengths and bay taper in all the driveway access point approved by TXDOT as it relates to the submitted TIA traffic counts, UDC section 35-502(a)(7) subsection C.
 1. Eastbound IH 10 Frontage Road at Street A.
 2. Eastbound IH 10 Frontage Road at Street B.
 3. Eastbound IH 10 Frontage Road at Driveway number 1.
 4. La Cantera Parkway at Street B.
- TXDOT will determine access points along frontage road.

It should be understood that this is a general review of a conceptual plan and is not an in-depth review of traffic flow, streets, and drainage plans. All technical requirements of the Unified Development Code will be complied with at the time of platting.

If you have any further questions, please call Juan Ramirez at (210) 207-0281.

Parks and Recreation indicates Wereldhave USA Development MPCD proposes 1400 dwelling units. The requirement for this development is 20 acres. This subdivision provides 16 acres of open space, 2.5 acres of public parkland, and will provide jogging/walking trail amenities for a credit of 1.5 acres. This subdivision also meets the UDC standards for Master Planned Community District which requires 35% permeable open space. West World at La Cantera MPCD provides 44% permeable open space.

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) *Designation of Parkland*.
- The parkland provided shall be dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*.
- Parkland dedication must be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing*.
- All amenities must comply with UDC section 35-503(h) *Credit for Park Facilities*.
- Parkland in the Floodplain Area shall comply with UDC section 35-503(d)(2) *Parkland in Floodplains or Water Features*.

If you have any further questions, please call David Clear at (210) 207-2886.

Tree Preservation approves with the following conditions:

- 2003 Tree Preservation ordinance standards per UDC section 35-523. A Tree Preservation plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage. Consideration of Tree Stand Delineation for preservation is recommended due to canopy coverage and quality on site.
- Landscape ordinance per UDC section 35-511. It appears all landscape points can be met by preserving existing vegetation as well as meeting any mitigation requirements (either through preservation of smaller material or transplanting). Recommend securing knowledgeable landscape architect at planning and design phase to better utilize existing trees and vegetation. Preservation will eliminate the need for irrigation. Staff would be willing to meet with the developer at design stage to assist with tree preservation and landscape plan.
- Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

If you have any further questions, please call Joan Miller at (210) 207-8265.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable).
- Significant Recharge Features and Buffering (if applicable).
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required, if applicable).
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.
- Approval providing landuse change (Zoning Case Z2006026) approved by City Council.

If you have any further questions, please call Patricia Garza at (210) 233-3512

All platting shall comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio. It will be expected that you will plat all of the property depicted in your Master Planned Community District Plan to include floodplains, drainage areas, and open space. It is suggested to work closely with the school district, so they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio.

Should you need further assistance, please contact Robert Lombrano at (210) 207-5014.

Sincerely,

A handwritten signature in black ink, appearing to read "F. De León". The signature is fluid and cursive, with a large initial "F" and a stylized "De León".

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division

AN ORDINANCE 2006-06-08-0701

AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OFFICIAL
ZONING MAP OF THE CITY CODE OF SAN ANTONIO,
TEXAS BY CHANGING THE ZONING DISTRICT
BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 119.204 acres out of NCB 34762 and 1.925 acres out of NCB 14859 from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District, "O-2" Office District, "O-2 ERZD" Office Edwards Recharge Zone District, "O-2" GC-1 Office District Gateway Corridor Overlay District-1, "O-2 ERZD" GC-1 Office Edwards Recharge Zone District Gateway Corridor Overlay District-1, "C-2" Commercial District, "C-2 ERZD" Commercial Edwards Recharge Zone District, "C-2" GC-1 Commercial District Gateway Corridor Overlay District-1, "C-2 ERZD" GC-1 Commercial Edwards Recharge Zone District Gateway Corridor Overlay District-1 to "MPCD" Master Planned Community District, "MPCD ERZD" Master Planned Community Edwards Recharge Zone District, "MPCD" GC-1 Master Planned Community Gateway Corridor Overlay District-1 and "MPCD ERZD" GC-1 Master Planned Community Edwards Recharge Zone Gateway Corridor Overlay District-1.

SECTION 2. A description of the property is attached as Exhibits "A" and "B" and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City Council approves the Master Planned Community District so long as the attached site plan is adhered to. A site plan is attached as Exhibit "C" and made a part hereof and incorporated herein for all purposes.

SECTION 4. This change of zoning district boundary is conditioned on the requirement that the impervious cover on the property described by this ordinance within the Edwards Recharge Zone shall not exceed 53%.

SECTION 5. The owner or owner's agent shall inform any person leasing this tract or any portion of this tract that storage of chemicals and/or hazardous materials is not permitted. Provisions prohibiting the storage of chemicals and/or hazardous materials shall be included in

provisions regarding the storage of chemicals and/or hazardous materials to the Aquifer Protection and Evaluation Section of the San Antonio Water System for approval. The Aquifer Protection and Evaluation Section of the San Antonio Water System may randomly inspect, without notice, any or all facilities on the site to ensure compliance with this ordinance.

SECTION 6. All water pollution abatement structures or features approved by the Texas Commission on Environmental Quality shall be properly maintained and kept free of trash and debris. A water quality maintenance plan and schedule agreement signed by the property owner must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. A water quality maintenance plan signed by the new owner must be submitted to the Resource Protection Division of SAWS.

SECTION 7. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, the Texas Department of Agriculture, or the U.S. Department of Agriculture shall be used.

SECTION 8. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 9. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

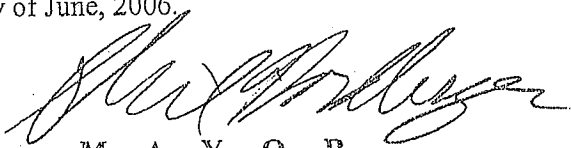
SECTION 10. If a court of competent jurisdiction enters a final judgment on the merits that is no longer subject to appeal and substantially limits or impairs the essential elements of sections one through five of this ordinance, then sections one through five are invalid and have no legal effect as of the date of entry of such judgment notwithstanding any other ordinance or provision of the City Code of San Antonio.

SECTION 11. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective June 18, 2006.

PASSED AND APPROVED this 8th day of June, 2006.

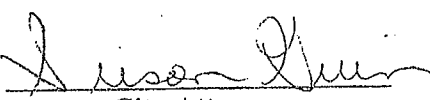
ATTEST:

6-15-06
Lucia J. Vado
City Clerk


M A Y O R

PHIL HARDBERGER

APPROVED AS TO FORM:


For City Attorney

